



THE FLAMSTEAD

PLOT 23 , Field Maple Close, Senuna Park, Ashwell ,
SG7 5BA
£500,000

country
properties

A superbly designed three-bedroom semi-detached home extending to approximately 1,113 sq. ft., ideally positioned within the highly regarded Senuna Park development in Ashwell. The Flamstead offers contemporary, well-balanced accommodation including a generous open-plan kitchen, dining and family area, a separate living room and the benefit of a driveway for 3 plus cars, making it perfectly suited to modern family living, first-time buyers and downsizers alike.

Senuna Park is an exclusive development by renowned Hertfordshire housebuilder Matthew Homes, offering a thoughtfully curated collection of 3, 4 and 5 bedroom homes set within the picturesque and historic village of Ashwell. Surrounded by open countryside yet conveniently located just four miles north-east of Baldock, the development successfully combines the charm of village life with excellent connectivity to London and Cambridge.

The ground floor of The Flamstead is centred around a spacious open-plan kitchen and family area, designed to maximise natural light and provide a versatile space for everyday living and entertaining. The contemporary designer kitchen features integrated appliances and elegant Quartz worktops, while the adjoining family space creates a welcoming hub of the home. A separate lounge provides a comfortable retreat, complemented by a ground floor WC for added convenience.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from a stylish en suite shower room, while bedrooms two and three are served by a modern family bathroom finished with Villeroy & Boch sanitaryware and high-quality ceramic wall and floor tiling and fitted wardrobes.

Every property at Senuna Park has been carefully crafted with sustainability in mind, incorporating photovoltaic (PV) panels, a Waste Water Heat Recovery System, and complimentary EV charging points, helping to reduce running costs while supporting energy-efficient living.

The village of Ashwell provides an excellent range of local amenities including shops, cafés, public houses, a primary school, nursery, medical and dental services, as well as everyday essentials. Ashwell & Morden railway station, located on the edge of the village, offers regular direct services to London King's Cross and Cambridge, making this an ideal location for commuters.

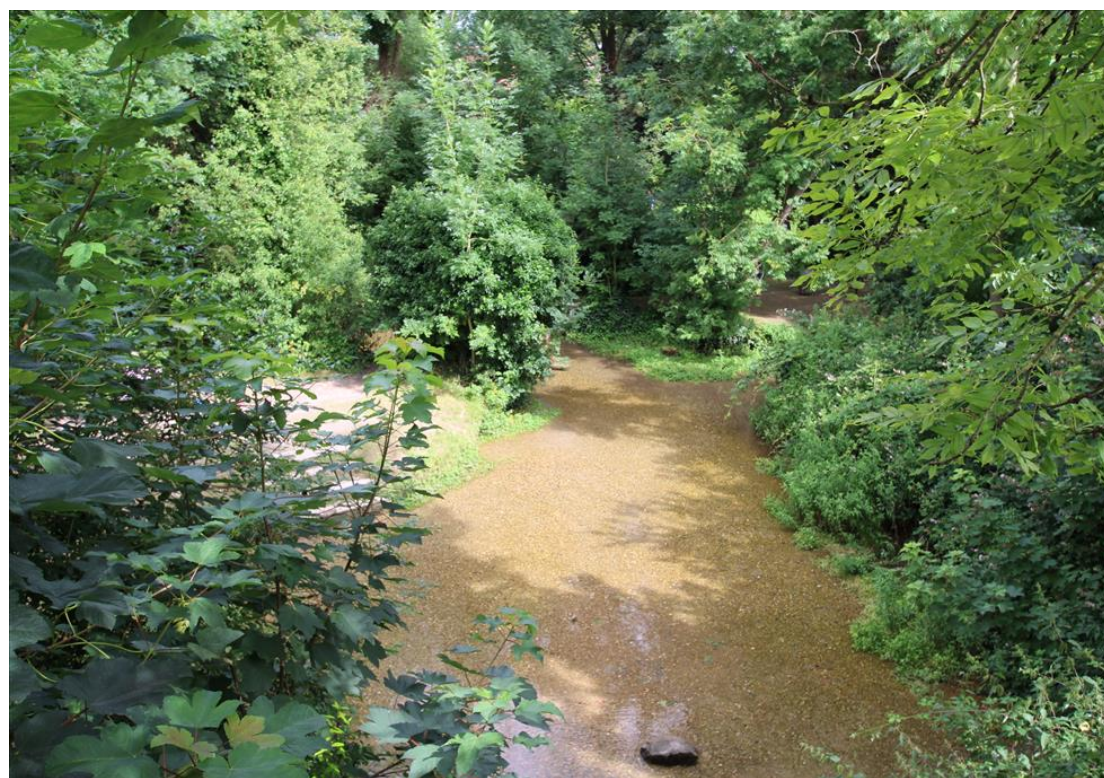
Agent's Notes

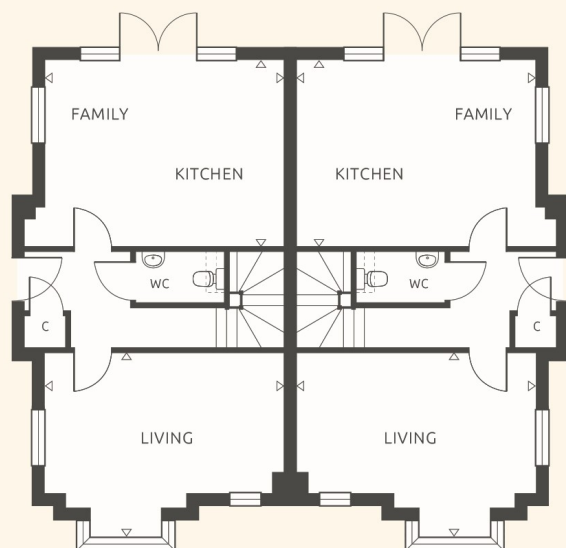
Please note that the photos contained herein are show home photos for illustration purposes only. Images are for guidance only. Subject to terms and conditions.

- AVAILABLE FOR IMMEDIATE OCCUPATION!
- Designer soft-close kitchens with integrated appliances and complimentary Quartz worktops
- Driveway for 3 plus cars
- High specification finishes throughout
- Close proximity to Ashwell & Morden Station providing frequent services into London (Kings Cross) in under 50 minutes and Cambridge approx. 20 minutes
- Easy access to major road connections such as the A505, A1 and A10
- 10-year NHBC New Home Warranty for complete peace of mind



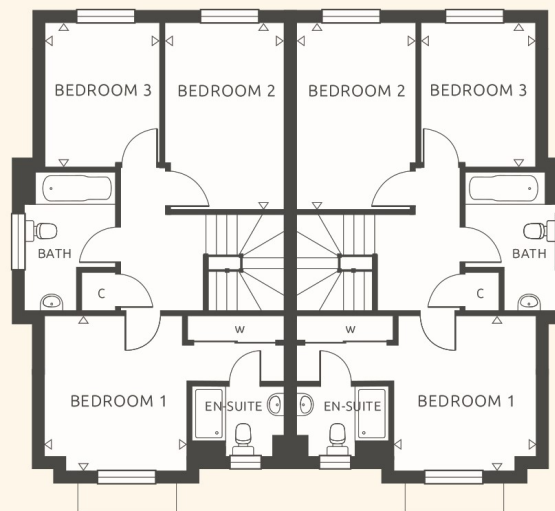






GROUND FLOOR

Living Room	5175 (max) x 4000 (to bay)	17' 0" (max) x 13' 1" (to bay)
Kitchen/Family	5175 (min) x 4050	17' 0" (min) x 13' 3"



FIRST FLOOR

Bedroom 1	3350 (max) x 3025	11' 0" (max) x 9' 11"
Bedroom 2	4100 (max) x 2575	13' 5" (max) x 8' 5"
Bedroom 3	3175 x 2500	10' 5" x 8' 2"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	90
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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